

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
MARCH 16, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Committee members present were Charles Lapp, Don Hines, Jeff Larsen, Kathy Robertson, Cal Scott. Kim Fleming and Gene Dziza. Frank DeKort had an excused absence. Tim Calaway arrived at 7:15 p.m. Johna Morrison and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 44 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**ZONING TEXT
AMENDMENT/
FLATHEAD
COUNTY**

A request by Flathead County for a Zoning Text Amendment to the Flathead County Zoning Regulations to allow for sewage treatment plants in the Public Zone.

STAFF REPORT

BJ Grieve reviewed Staff Report FZTA-05-02 for the Board.

15 people commented on this proposal.

MOTION

Fleming made a motion seconded by Robertson to adopt Staff Report FZTA-05-02 as findings of fact and recommend denial to the County Commissioners.

ROLL CALL

On a roll call vote the motion failed on a vote of 3 in favor and 4 in opposition.

MOTION

Lapp made a motion seconded by Larsen to adopt Staff Report FZTA-05-02 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed on a vote of 4 in favor and 3 in opposition.

**PLANNED UNIT
DEVELOPMENT
PONDEROSA
BOAT CLUB**

A request in the Bigfork Zoning District by Harbor Springs, LLC, for a 73 lot, (51 Single-Family and 22 Town homes) Planned Unit Development, which will be known as 'Ponderosa Boat Club', on approximately 27.6 acres. All structures in the planned unit development are proposed to have public water and sewer. The property is located on Holt Drive in Bigfork.

STAFF REPORT

BJ Grieve reviewed Staff Reports FPUD-05-01 and FPP-05-01a for the Board.

One person spoke on this proposal.

- MOTION** Calaway made a motion seconded by Scott to adopt Staff Reports FPUD-05-01 and FPP-05-01a as findings of fact and recommend approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- PRELIMINARY PLAT/ MEADOWBROOKE** A request by Peter Strelinger on behalf of Plum Creek Land Company for Preliminary Plat approval of Meadowbrooke Subdivision, a fifty-seven (57) lot (56 single-family, 1 commercial) subdivision on approximately 523.9 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located near Marion.
- STAFF REPORT** BJ Grieve reviewed Staff Report FPP-05-01 for the Board.
- MOTION** Larsen made motion seconded by Dziza to adopt Staff Report FPP-05-01 as findings of fact and recommend approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed on a vote of 6-2 with Hines and Fleming dissenting.
- TEXT AMENDMENT/ FLATHEAD COUNTY** A request by Flathead County for a Text Amendment to the Flathead County Subdivision Regulations. This regulation would require that all subdivisions file a waiver of right to protest a rural subdivision improvement district for any of the purposes set forth in sections 7-12-2102 and 7-12-4102 of the Montana code annotated.
- STAFF REPORT** BJ Grieve reviewed Staff Report for the Board.
- MOTION** Robertson made a motion seconded by Calaway to adopt Staff Report as findings of fact and recommend denial to the County Commissioners.
- ROLL CALL** On a roll call vote, the motion passed unanimously.
- NEW BUSINESS** Russ Crowder— It seems controlled planning in the Flathead County has been turned over to a gentlemen named Joe Russell of the Flathead County Health Department. Joe Russell is making a lot of the major decisions apparently with two of the County Commissioners. This is one of the reasons that Johna Morrison has been treated so shabbily and not even given an opportunity to be considered by the County Commission as Planning Director. We believe that comes directly from Mr. Johnson. The fact that only one name was sent to the County Commission for that job indicates to us the County Commission has given that decision as to which bureaucrat is going to be hired to the bureaucrats. Mr. Crowder voiced some concerns with

the RSID and wanted the Board to be aware of all the activity that will be coming in the future from the Long Range Planning Task Force.

**BOARD
DISCUSSION**

None.

OLD BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at approximately 9:30 p.m. on a motion by Calaway seconded by Robertson. The next meeting will be held at 6:00 p.m. on March 23, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 3/23/05